

FILED  
GREENVILLE CO. S. C.

SEP 21 9 25 AM '76 MORTGAGE

BOOK 1378 PAGE 281

BERNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 25th day of August, 1976, between the Mortgagor, Paul B. Hunter

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$18,500.00) dollars, which indebtedness is evidenced by Borrower's note dated August 25, 1976, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1996;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that piece, parcel or tract of land, situate, lying and being on the northeastern side of Rainey Road, in the County of Greenville, State of South Carolina, and containing two (2) acres, and is more fully described as follows:

BEGINNING at a point on Rainey Road at the joint front corner of instant property and other property belonging to grantor and running thence along Rainey Road N. 89-40 W. 46.9 feet to a point on Rainey Road; thence continuing along Rainey Road N. 49-25 W. 161.8 feet to a point; thence continuing along said Road N. 52-17 W. 100 feet to a point; thence continuing along said Road N. 61-17 W. 100 feet to a point; thence running along instant property and other property belonging to grantor N. 46-53 E. 320 feet to a point; thence running S. 49-48 E. 146.8 feet to a point; thence running S. 0-20 E. 350 feet to the point of beginning.

This being the same property conveyed to mortgagor by deed of Dixie Enterprises, Inc. dated July 19, 1973, and recorded in Deed Book 980 at page 47, R. M. C. Office for Greenville County.

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which has the address of Route 5, Rainey Road & Tanyard Road, Greenville, South Carolina (herein "Property Address");  
(Street) (City) (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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